



RIBBLE VALLEY
BOROUGH COUNCIL

26 JAN 2012

OFF THE
SECTION OF

For office use only

Application No

Date received

320120091P

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mrs	First name:	SUSAN	Surname:	WORSLEY	
Company name:						
Street address:	NEWSHAMS FARM			Country Code	National Number	Extension Number
	OLD BUCKLEY LANE			Telephone number:		
	KNOWLE GREEN RIBCHESTER			Mobile number:		
Town/City:	PRESTON			Fax number:		
County:	LANCASHIRE			Email address:		
Country:	UK					
Postcode:	PR3 2Z5					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Phil	Surname:	Robinson	
Company name:	Partek Design Services					
Street address:	5 Daub Hall Lane			Country Code	National Number	Extension Number
	Hoghton			Telephone number:	01254	852136
				Mobile number:	07910	518294
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	pr5 0jt			phil.partek@btinternet.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

PROPOSED EXTENSION TO EXISTING STABLE BLOCK
PROVIDING 3No ADDITIONAL LOOSE BOXES

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	NEWSHAMS FARM		
Street address:	STONEYGATE LANE		
	KNOWLE GREEN		
Town/City:	PRESTON		
County:			
Postcode:	PR3 2ZS		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	364690
Northing:	437290

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

STAINED SHIPLAP BOARDING

Description of *proposed* materials and finishes:

STAINED SHIPLAP BOARDING TO MATCH

Roof - description:

Description of *existing* materials and finishes:

PROFILED CORRUGATED GREY PVC SHEETING

Description of *proposed* materials and finishes:

PROFILED CORRUGATED GREY PVC SHEETING TO MATCH

Doors - description:

Description of *existing* materials and finishes:

2 PART T&G V JOINTED STAINED REDWOOD DOORS WITH ANTI-BITE PROTECTION

Description of *proposed* materials and finishes:

2 PART T&G V JOINTED STAINED REDWOOD DOORS WITH ANTI-BITE PROTECTION

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

12-WSY-STB-01 EXISTING SITE PLAN
 12-WSY-STB-02 PROPOSED SITE/ROOF PLAN
 12-WSY-STB-03 PROPOSED STABLES PLANS AND ELEVATIONS
 12-WSY-STB-DAS DESIGN AND ACCESS STATEMENT

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Light goods vehicles/public carrier vehicles	1	1	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐
 Septic tank ☒ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☒ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

STABLES, YARD, PADDOCK AND GRAZING LAND

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	95.2	0.0	48.0	48.0
Total		95.2	0.0	48.0	48.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

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If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

02.70

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

not applicable

Is the proposal for a waste management development?

☐ Yes☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes☒ No**24. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent☒ The applicant☐ Other person**25. Certificates (Certificate A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: PHIL Surname: ROBINSON

Person role: Agent

Declaration date: 25/01/2012

☒ Declaration made**25. Certificates (Agricultural Land Declaration)****Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding ☒(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: PHIL Surname: ROBINSON

Person role: Agent

Declaration date: 25/01/2012

☒ Declaration Made**26. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

☒

Date: 25/01/2012

Registry
Official copy of
a plan

Title number LAN86684

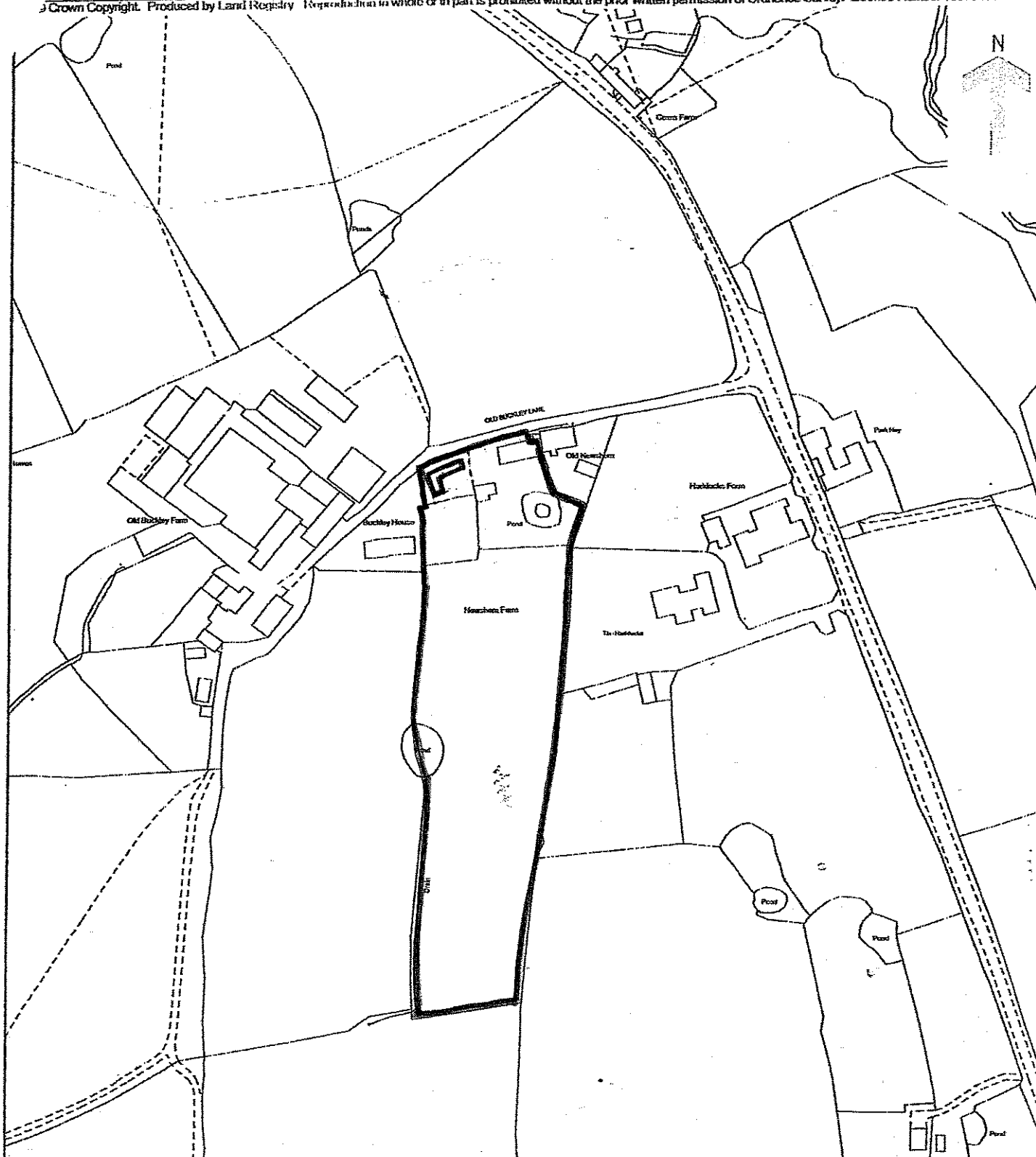
Ordnance Survey map reference SD6437SE

Scale 1:2500

Administrative area Lancashire: Ribble Valley

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This official copy issued on 18 May 2009 shows the state of this title plan on 18 May 2009 at 12:06:01. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Fylde Office.

320120091P

Design and Access Statement

Site Address: Newshams Farm,
Stoneygate Lane, Knowle Green,
Ribchester. PR3 2ZS.

Date: 24th January 2012

Contact Details

Applicant: Mrs. S. Worsley
01254 878642

Agent: Partek Design Services.
5 Daub Hall Lane,
Hoghton, Preston.
Lancs. PR5 0JT
Tel: 01254 852136

Description of Development.

Planning Application for Extension of Existing Stable Block

Amount

The total site area is approximately 7 acres, with the current domestic curtilage accounting for approximately one quarter of the land.

The additional Stable Block measures 12.715m x 3.8m.

Use

The new extension provide my Clients with the 3no additional Loose Boxes for their respective families horses and any new-born.

Layout

As indicated on the attached plans, the new stables will be erected alongside the existing L-shaped Stable block facing into the existing courtyard thereby forming a U-shape.

Appearance

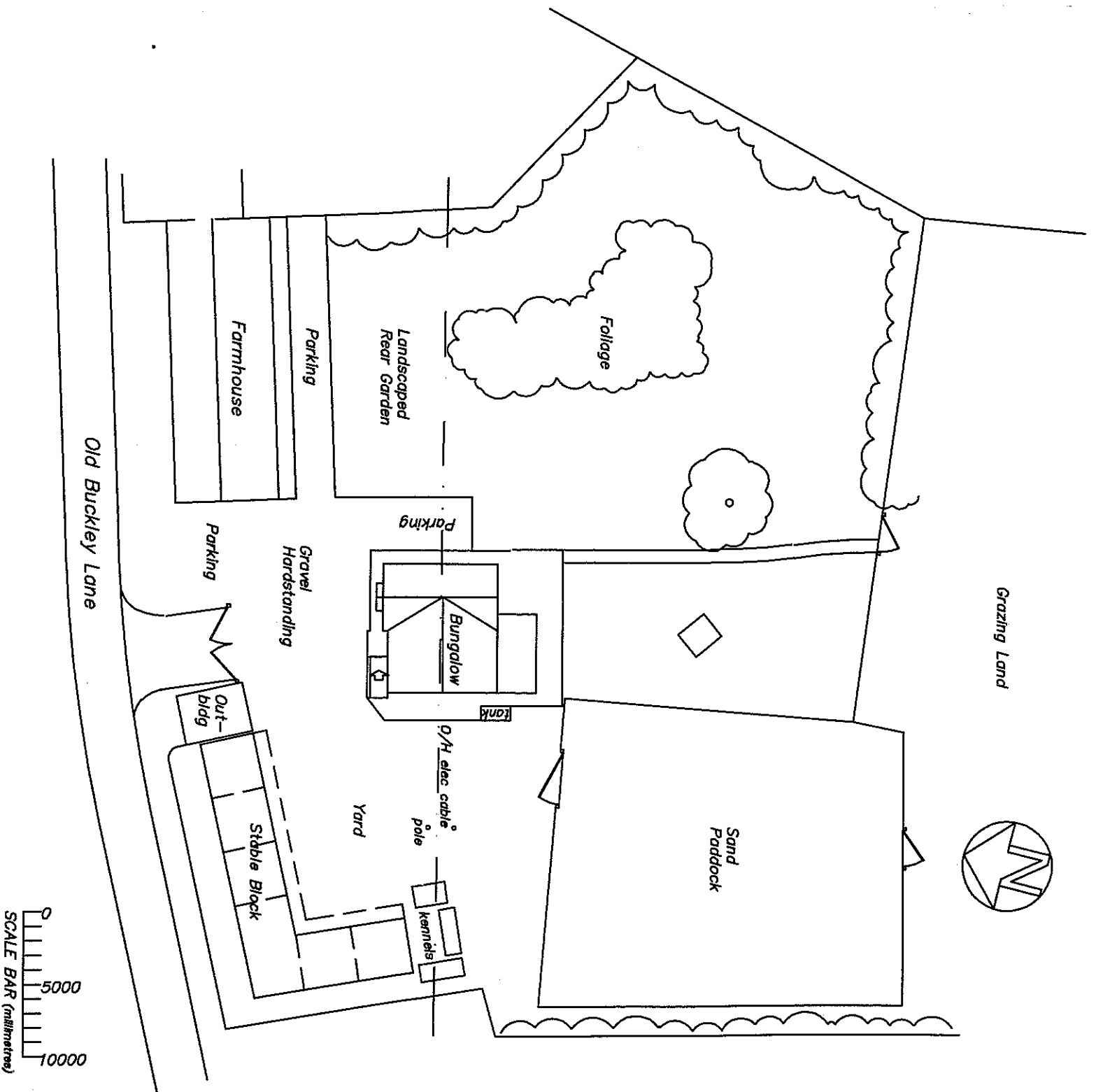
The Stables are to be clad externally with timber weatherboarding which has a preservative stained finish. The roof is covered with lightweight pvc corrugated sheeting

Landscaping

The Stable block has been erected on an existing hard-standing area and therefore no landscaping is required/proposed.

Access

The proposal can easily be accessed via the Entrance gates to Newshams Farm which leads from Old Buckley Lane off Stoneygate Lane.



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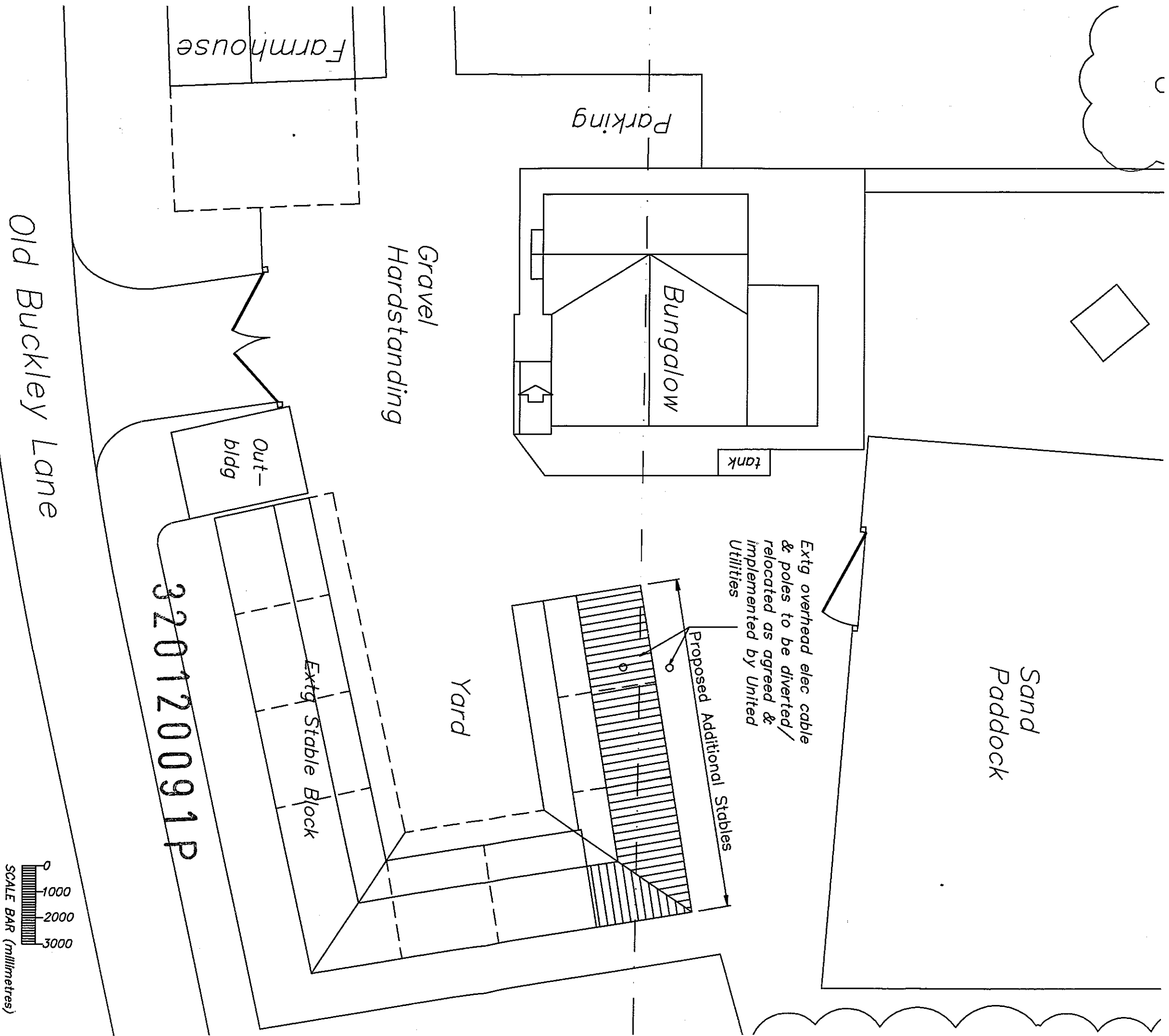
EXISTING SITE PLAN

A4 SIZE SHEET

PROJECT
 Proposed Extension to Extg Stable
 Block at Newshams Farm, Old Buckley
 Lane, Knowle Green, Ribchester.

DRAWING NUMBER		REV.
12-WSY-STB-01		
DATE	DRAWN	SCALE
JAN. 12	PAR	1:500

PARTERK DESIGN SERVICES
 Architectural Consultants
 2 DAUG HALL LANE, HOUGHTON, PRESTON
 TEL 01284 882136 07810 818294

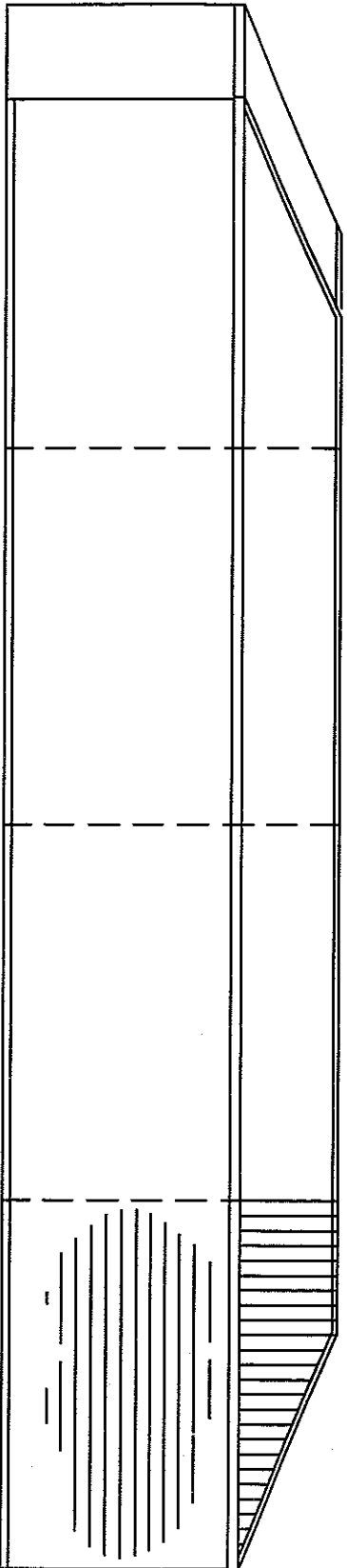


PROPOSED SITE/ROOF PLAN

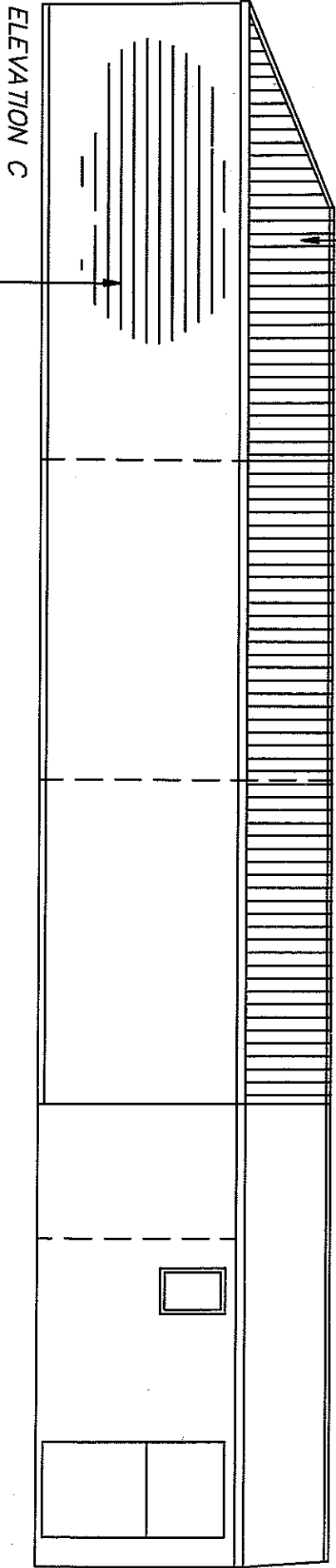
A4 SIZE SHEET

PROJECT				
Proposed Extension to Extg Stable Block at Newshams Farm, Old Buckley Lane, Knowle Green, Ribchester.				
DRAWING NUMBER		REV.		
12-WSY-STB-02				
DATE	DRAWN	SCALE		
JAN. 12	PAR	1:200		
PARTERK DESIGN SERVICES Architectural Consultants 5 DAWE HALL LANE, HOSKINGTON, PRESTON TEL 01252 882126 07910 818294				

Onduline or similar
approved Profiled
Sheet Roofing to
match existing

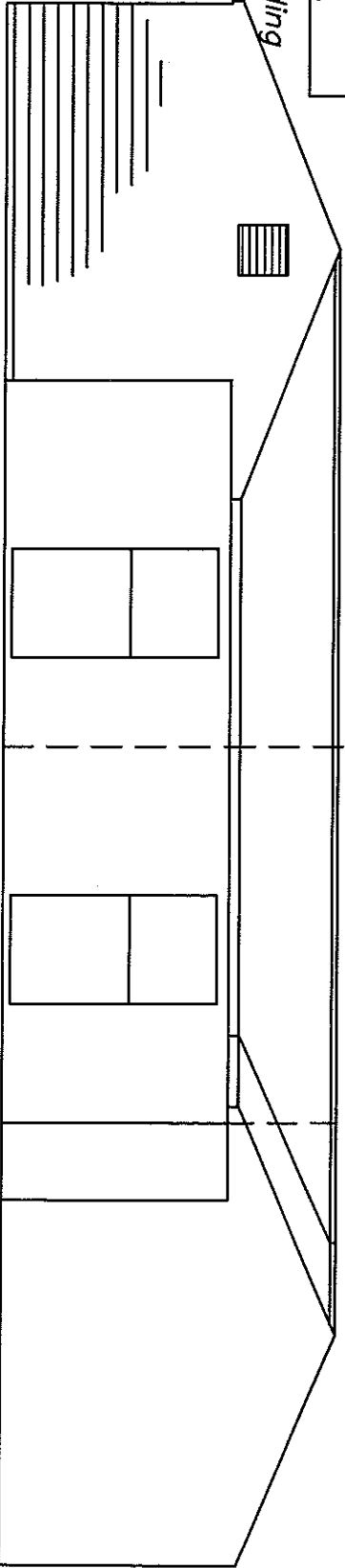


ELEVATION D

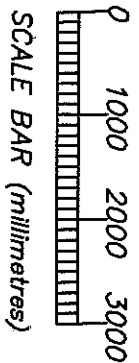


ELEVATION C

Preservative stained
timber weatherboarding
to match extg

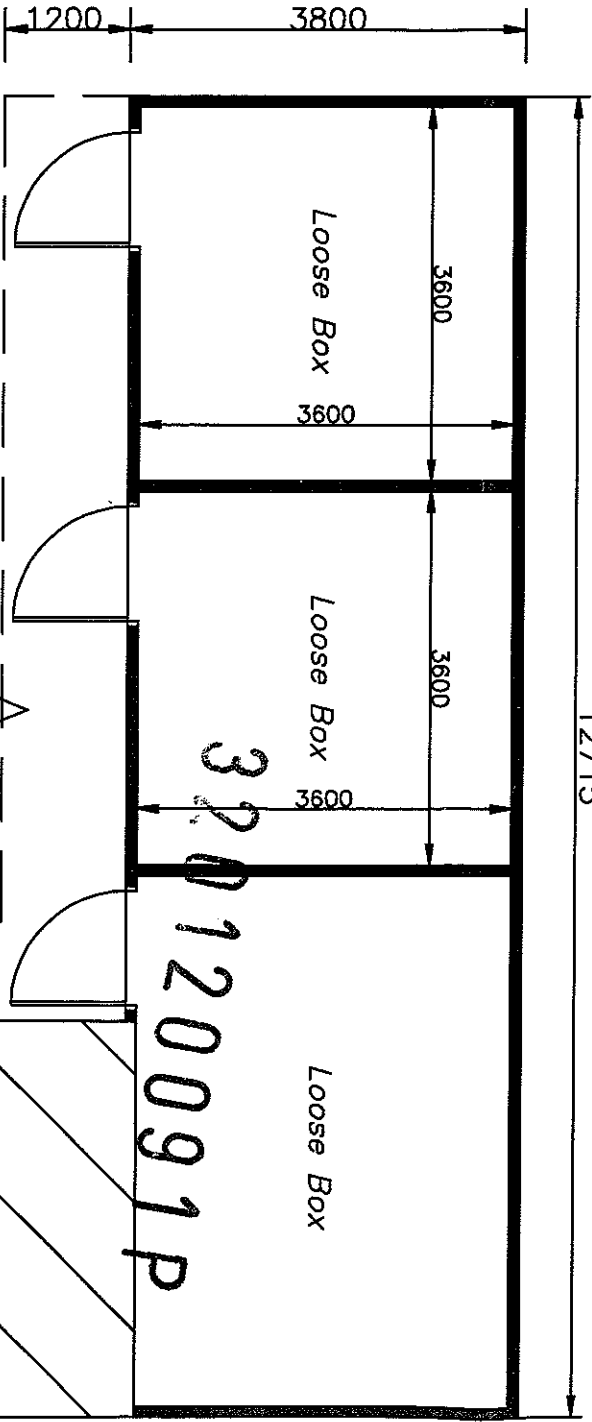


ELEVATION B

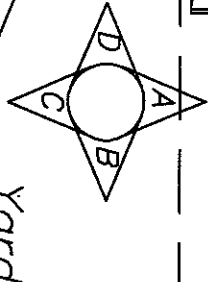


SCALE BAR (millimetres)

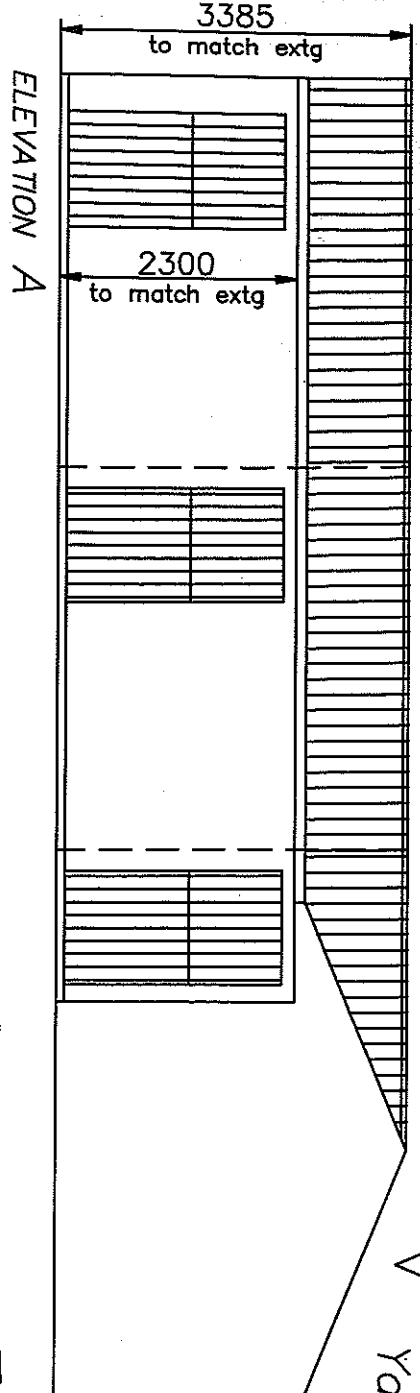
STABLE PLANS



EXISTING/PROPOSED PLAN



Yard



ELEVATION A



PROJECT
Proposed Extension to Extg Stable
Block at Newschams Farm, Old Buckley
Lane, Knowle Green, Ribchester.

DRAWING NUMBER		REV.
12-WSY-STB-03		—
DATE	DRAWN	SCALE
JAN 2012	PAR	1:100

PARTERK DESIGN SERVICES
Architectural Consultants
5 DAIRY HALL LANE, HOBSTON, PRESTON
TEL: 01284 882126 07810 818204